



REAL ESTATE OPINION

3/14/2016

SUBJECT PROPERTY: 2786 Dolby Drive, Columbus, Ohio 43207

OWNER Cynthia Bellamy Young

TAX CARD VALUE \$65,900

PROPERTY DESCRIPTION:

3 Bedroom 1 Bath Built 1959 Ranch
1350 Square feet 2 Car Detached Garage
Slab Basement .19 Acres

COMPARABLE HOME SALES:

141 Schryver Road, Columbus, Ohio 43207
4 Bedroom 1.5 Bath Built 1960 Ranch
1280 square feet 3 Car Detached Garage
Slab Bsmt .15 Acres
Notes: Average condition, needs updated.
SOLD 8/4/2015 \$67,000

53 Dolby Drive, Columbus, Ohio 43207
4 Bedroom 1 Bath Built 1959 Ranch
1045 square feet 1 Car Detached Garage
Slab Basement .21 Acres
Notes: Updated, good condition.
SOLD 9/3/2015 \$49,000

2830 Dolby Drive, Columbus, Ohio 43207
3 Bedroom 1 Bath Built 1963 Ranch
925 square feet No Garage
Slab Bsmt .19 Acres
Notes: Interior condition unknown.
SOLD 8/31/2015 \$47,500

COMMENT:

The owner indicates the home needs all new flooring and the home desperately needs to be reinsulated. The furnace and A/C are at the end of their useful life and will need replaced soon. The electric needs evaluated because of frequent popping of breakers. Upon comparing both the current homes on the market and those that have sold, both positively and negatively adding for features, I would place a value on the above mentioned property at **\$60,000**. This is strictly an opinion based on the particulars of the home. This value is based on the home being in at least "Fair" condition.

Tara Krotzer
Equity, Inc.